TRACT 82
NASSAU VILLAGE WEST PBK 5/23
{R378127 & R378128}

WELLMAKER JERRY LEE II/BARTLETT HANNAH
54010 CORNELIA COURT
CALLAHAN, FL 32011

2025

37-1N-25-299F-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

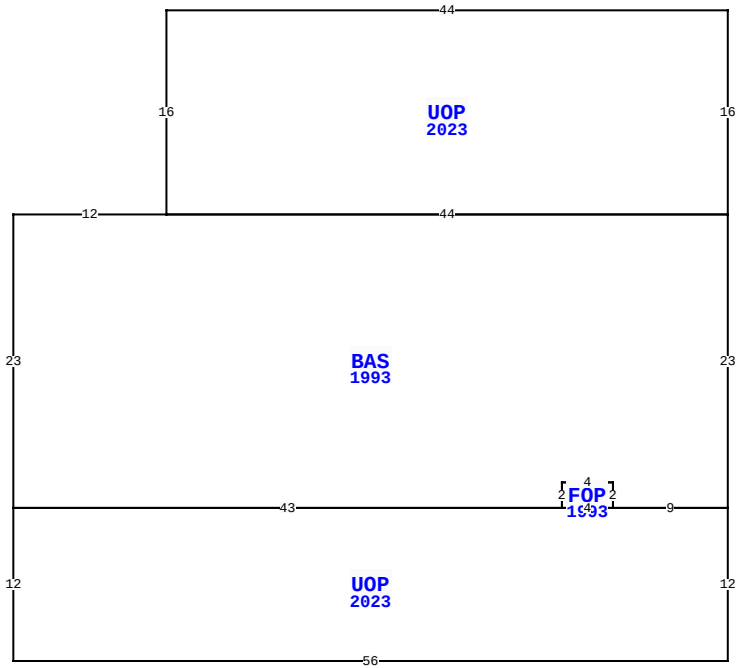
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	97,997
FOP	8	30	1993	2	153
UOP	672	25	2023	168	12,862
UOP	704	25	2023	176	13,475
TOTALS	2,664			1,626	124,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,626	127.6000	102.08	165,982	1980	2015	0	0	0	25.00	75.00

1 M/H 93- – 100% - 2024 Heated Area: 1280 HX Base Yr 2024



54010 CORNELIA CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		124,486
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		174,486
SOH/AGL Deduction		8,625
ASSESSED VALUE		165,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,139
TOTAL JUST VALUE		174,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2622/1733	2/28/2023	WD	Q	I	01	197,000
GRANTOR: DORAN JEREMY & SHELBY						
GRANTEE: WELLMAKER JERRY L I						
1907/0222	3/12/2014	WD	Q	I	01	50,000
GRANTOR: DRECHSEL GEORGE W & J						
GRANTEE: DORAN JEREMY & SHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W44 W12 S23 E43 N2 E4 S2 E9 N23 $
UOP=[YR=2023;ORIG=0,0] W44 N16 E44 S16 $
UOP=[YR=2023;ORIG=-56,23] E43 E4 E9 S12 W56 N12 $
FOP=[YR=1993;ORIG=-9,23] N2 W4 S2 E4 $
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RM	185.00	270.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS